

Agriculture

A. INTRODUCTION

Agricultural heritage and historic roots contribute to The Manchester Experience

Agriculture is an integral part of the Manchester area’s cultural heritage and its economy. Possessing some of the region’s most prime agricultural soil, the Manchester area initially drew settlers from New England, and later from the Swabian region of southern Germany. These German immigrant settlers established farms and agriculture-related businesses throughout the area. While eastern Washtenaw County developed over time into manufacturing and higher education, western Washtenaw County, particularly southwest Washtenaw continues to have significant agricultural operations.

Agriculture plays a key role in defining the character of the community and the Manchester Experience. That experience includes driving through the countryside and observing working farms. Farmsteads, barns and out buildings, plowed and planted fields, livestock, wildlife, farm machinery moving from field to field, sometimes on public roads, all contribute to the Manchester Experience and sense of place that Manchester area residents so treasure.

Protecting and preserving agriculture is a key component of the local economy

The MCJPC area is within a vast agricultural area of west central, southwestern, and south central Washtenaw County, and interconnected with agricultural areas to the west in Jackson County, and to the south in Lenawee and Monroe Counties. This agricultural region is primarily a feed and grain corn/soybean/livestock/dairy agricultural region with some specialty crops and the raising of sheep (primarily Southwestern Washtenaw County). This agricultural region could, perhaps, be described as the northern fringes of both the “Corn Belt” and the “Grain Belt” that exists in a vast contiguous area from Ohio on the east to the Great Plains states on the west, with southern Michigan, including Washtenaw County, on the northern fringes.

Agriculture is an important part of the MCJPC area’s economy. ~~In addition to jobs and contributing food and fiber production to society, agriculture preserves MCJPC area’s heritage, provides a buffer between unique landscapes, and adds value to the quality of life for County residents. The preservation of farmland will contribute to sustaining the Manchester area agricultural sector and its quality of life.~~

Formatted: Space After: 0 pt

~~While A~~gricultural output data at the Township level is not available. ~~However,~~ in 2002, Washtenaw County was ranked in the upper 1/3rd of Michigan Counties in the market value of agricultural products sold for grain (25th out of 83), and ranked 14th out of 83 in the market value of agricultural products sold related to the raising of cattle and calves. Additionally, Washtenaw County ranks 29th out of 83 Michigan Counties in the market value of agricultural products sold related to milk production and other dairy products, as well as 1st out of 83 Michigan Counties in the market value of agricultural products sold related to the raising of sheep. Washtenaw County is also the top ranked county (#1) east of the Mississippi River in the United States in the market value of agricultural products sold related to the raising of sheep.

Overall, in 2002 Washtenaw County, with \$54,618,000 in market value of agricultural products sold ranks 25th out of 83 Michigan Counties. It also ranks number 1,052nd out of 3,075 US Counties — nearly a top 1/3rd agricultural economy in the nation among all counties throughout the U.S. (source: 2002 US Census of Agriculture, USDA-NASS)."

Of note, whereas SEMCOG projects a decline in "agricultural related employment" * between 2000 and 2030.

‡The Manchester community is striving to modify that apparent declining agricultural trends through continued participation in the PA 116 program and PDR program, as well as becoming more heavily involved in the Food Systems Economic Partnership (FSEP). FSEP is a Southeast Michigan regional initiative to expand and support a regional agricultural "Farm to Table" economy. Manchester area leaders and community planners participate in the Food Systems Economic Partnership (FSEP) to develop local and regional markets for locally produced agricultural products. FSEP and similar food-oriented groups are promoting a "farm-to-table" market development strategy that encourages end consumers to eat food that is raised within 100 miles.

* "Agriculture related employment" does not refer to farmers, who are classified as small business owners by the U.S. Department of Labor. Rather, it refers to employees of businesses in support of agriculture, such as farm equipment dealers, seed and feed dealers, etc.

Comment [trb4]: See comments on Page 35.

Prime Ag-land as a vital irreplaceable natural resource, ~~irreplaceable~~

Prime agriculture soil is a significant and vital natural resource. Once it is built on or paved over, it is gone forever. Protecting prime agricultural soil is a goal that meets the needs of current residents and future generations.

Comment [trb5]: Since the "Agriculture, Mining and Natural Resources" labor category includes mining operations, and natural resources, and also only ag-related businesses, and not farmers, its probably best not to use this data to illustrate declining farm trends.

Preserving large tracts encourages the continued viability of farming

Farming is more viable on larger tracts of land, particularly with respect to field crops and to livestock needing pastureland. Agricultural equipment for raising field crops requires large tracts of land to be operated efficiently and cost-effectively. More intensive farming, such as truck farming, market gardening, and nursery operations, can be done on smaller parcels. Freedom Township, Bridgewater Township, and to a lesser extent Manchester Township still have several large tracts in active farming. Encouraging preservation of these large tracts will help preserve agriculture overall in the area.

Establishing a "Village Limit Line" or ~~growth boundary~~ Growth Transition Area linked to public sewer and water services around the Village of Manchester and potentially the Hamlet of Bridgewater (for sewer only) is one strategy for directing major growth in the MCJPC area away from tracts with prime soils.

Energy costs will changeing market considerations

The increasing cost of energy and its resulting effects on the cost of transportation and therefore the cost of food may create opportunities for local agricultural producers to find and secure more local and regional markets.

[Insert Prime Ag Lands Map]

Local markets/Local sourcing/"Farm to Table" movement

In order to maintain agriculture as a viable and significant part of the local economy, agricultural producers need markets. Manchester area leaders and community planners participate in the Food Systems Economic Partnership (FSEP) to develop local and regional markets for locally produced agricultural products. FSEP and similar food-oriented groups are promoting a "farm to table" market development strategy that encourages end consumers to eat food that is raised within 100 miles.

Water Quality

Agricultural practices have impacted the River Raisin since the time of early settlement, but the mechanized draining of Michigan's extensive wetlands and the establishment of large-scale agriculture have caused the watershed to suffer degradation. Modern monoculture of corn and soybeans result in significant additions of pesticides, fertilizers, and eroded topsoil to the River Raisin. This is one of the concerns of the the River Raisin Watershed Council, a nonprofit membership organization of individuals, businesses, municipalities and community groups seeking to protect the natural resources of the watershed. RRWC acts as a catalyst to improve the watershed environment through planning, advocacy, education, science, and protection of watershed lands. A Watershed Management Plan is currently under discussion which contains best management practices for the agricultural interests within the watershed.

B. INVENTORY/CURRENT CONDITIONS

1. Land Use Inventory

An inventory of land uses as of 2007 is in the tables below:

| | Bridgewater Township | Freedom Township | Manchester Township | Village of Manchester | Total Acres |
|---|----------------------|------------------|---------------------|-----------------------|---------------|
| Existing Land Use Category in Acres (Approx) | | | | | |
| Agriculture | 14,342 | 14,222 | 9,071 | 147 | 37,782 |
| Low Density Residential (less than 1 DU per acre) | 1,061 | 815 | 1,686 | 101 | 3,663 |
| Medium Density Residential (1 to 4 DU per acre) | 16 | 29 | 23 | 205 | 273 |
| High Density Residential (more than 4 DU per acre) | - | 5 | - | 41 | 46 |
| Commercial Retail | 22 | 6 | 41 | 17 | 86 |
| Commercial Office | - | 1 | - | 1 | 2 |

| | | | | | |
|--|---------------|---------------|---------------|--------------|---------------|
| Mixed Use (Commercial and Other Uses) | - | - | - | 4 | 4 |
| Research and Industrial | - | 34 | 19 | 58 | 111 |
| Extractive | 125 | 80 | 83 | - | 288 |
| Transportation, Communication, Utilities | 5 | 27 | 8 | 12 | 52 |
| Public/Quasi-Public/Institutional | 21 | 25 | 46 | 86 | 188 |
| Recreation | 285 | 260 | 282 | 276 | 1,103 |
| Open or Vacant | 7,864 | 7,318 | 12,886 | 828 | 28,896 |
| TOTAL ACRES | 23,740 | 22,821 | 24,145 | 1,774 | 72,480 |

Source: Washtenaw County 2007 Existing Land Use Inventory

Types of agricultural activity

According to SEMCOG, as of the year 2000, the following types of agricultural activities were in operation, as measured in acres:

| As of 2000, in acres | Bridgewater Township | Freedom Township | Manchester Township | Village of Manchester | TOTAL |
|--|----------------------|------------------|---------------------|-----------------------|-----------------|
| Cropland | 13,973 | 14,703 | 8,972 | 99.6 | 37,747.6 |
| Orchard, Bush Fruit & Vineyard | 48 | 94.2 | 108 | 0 | 250.2 |
| Confined Feeding Operation | 0 | 0 | 0 | 0 | 0 |
| Permanent Pasture | 51.4 | 12.8 | 7.1 | 0 | 71.3 |
| Other Agricultural Land | 54.8 | 0 | 0 | 0 | 54.8 |
| Farmstead | 463.5 | 516.8 | 404.9 | 5.5 | 1,390.7 |
| TOTAL Acres in Agriculture & Farmsteads | 14,590.7 | 15,326.8 | 9,492 | 105.1 | 39,514.6 |

Field crops: Primarily corn, soybeans, wheat, potatoes, oats, hay, and straw.

Livestock: Primarily sheep, dairy, beef, pleasure horses, some llama’s, and alpaca’s.

Note: Totals in the two tables above may vary since the Land Use Inventory is based on a 2007 Land Use Inventory, while the Types of Agriculture Activity table is based on the 2000-SEMCOG Land Use Inventory Census.

2. Soils classifications/Soil conservation

U.S. Department of Agriculture/Natural Resources Conservation Soil Survey data indicates that the southwest Washtenaw region has a significant amount of prime agricultural soils. Map , “Prime Agricultural Land,” illustrates that all three Townships in the MCJPC area have prime soils. This is particularly the case with Freedom and Bridgewater Townships. Manchester Township has prime agriculture land primarily in its southeast quarter.

3. Agriculture - related businesses

The local agricultural economy needs goods and services to support those who are producers of agricultural products. Fuel, equipment, feed, fertilizer, supplies, etc. need to be a part of the local economy in order for farming to be feasible.

Agriculture requires not only production of crops and livestock, but processing, distribution, marketing and sales at the wholesale and retail levels. Since few local communities will have all the facilities necessary to take agricultural products from farm to table, a regional system must be in place.

4. Development and its effects on agriculture

One of the major impacts on agricultural lands within the MCJPC area has been non-agricultural land use infringement. This factor has accounted for significant amounts of land going out of production, which to a degree affect the continued stability of adjacent parcels. Successful agricultural enterprises need stability in order to continue, make economic and physical investments, and adequately plan for the future. Non-agricultural land use infringement has taken several forms. One of the first indicators of a non-agricultural infringement is a reduction of lot size. Lot splits tend to reduce the stability of an agricultural area, especially when the split results in a single-family dwelling being constructed which has no correlation with the farm operation.

Large agricultural properties that are split into smaller segments affect taxation practices due to the lots acquiring developmental rather than agricultural potential. Lot splits often result in the lots being too small to be viable agricultural operations.

~~The size of land parcels in areas suitable for agriculture can affect the long-term viability of these areas for farming purposes. When parcels are split from large parent parcels, intended to be used for activities other than agricultural, they will diminish long-term prospects of continued agricultural production. This loss of productive agricultural lands has partially resulted from the numerous single-family dwellings constructed within agricultural areas, primarily along the rural roads.~~

Between 1998 and 2007, the MCJPC area lost approximately 1,600 acres of farmland to development and other factors, based on the Washtenaw County 2007 Existing Land Use Inventory (1998: 38,985; 2007: 37,385 acres).

5. Agricultural Preservation-Inventory of tools

a. Public Act 116

PA 116 of 1974, otherwise known as Michigan's Farmland and Open Space Act, enables a farm owner to enter into a Development Rights Agreement with the state. The agreement ensures that the land remains in

agricultural use for a minimum of 10 years, and is not developed for any non-agricultural use. In return for maintaining the land in agricultural use, the landowner may be entitled to certain income tax benefits, and the land is not subject to special assessments for sanitary sewer, water, lights, or non-farm drain projects.

To illustrate the Manchester community’s commitment to maintaining the agricultural economy, of the 610 Washtenaw County farms participating in the PA 116* program, 171 or 28% are in Bridgewater, Freedom and Manchester Townships. ~~Were one to add the nearby Sharon Township’s 35 farms in the PA 116 program, 206 or 34% of the total county farms in PA 116 agreements are in the Manchester community region.~~

b. Purchase of Development Rights (PDR)

Formatted: Indent: First line: 0.06"

PDR is a land protection tool that pays landowners to protect their land from development and is used most often to preserve agriculture and natural features. It is a voluntary program through which a government agency or non-profit organization buys the development rights from a landowner in exchange for limiting development on that land in the future.

Washtenaw County has a Purchase of Development Rights program that is administered by the Department of Planning & Environment (P&E). Currently, there are seven townships in the County PDR program, including Bridgewater and Freedom Townships. The Washtenaw County Agricultural Lands Preservation Advisory Committee, ALPAC, reviews and prioritizes applications to the state PDR program for funding of purchase of development rights. Manchester Township has a Purchase of Development Rights ordinance, but is not currently part of the County PDR program.

Comment [trb6]: Need to determine whether they have rescinded their Township PDR Ordinance for the purposes of joining the County PDR Program.

[Insert Farm in PA 116, etc. Map]

The following characteristics should be considered for determining which areas should be preserved as Agriculture on the Land Use Plan:

- ~~**Prime Farmland:** Prime farmland contains soils identified by the Soil Conservation Service as composed of the best combination of physical and chemical characteristics for producing food, forage, fiber, and oilseed crops.~~
- ~~**Contiguous Farmland:** In close proximity to other parcels of existing agricultural land that when viewed as a whole will provide significant acreage to maintain a viable agricultural base.~~
- ~~**Major Farmsteads:** Existence of large contiguous properties, and historic large farmsteads depicted should be preserved.~~
- ~~**Public Act 116 Agreements:** Properties identified through state and local records as enrolled in the farmland and open space program. Identified farmers (or landowners) who have an interest in remaining in agricultural production or allowing their property to remain as open space.~~
- ~~**Centennial Farm Registration:** Farms registered with the Michigan State Department of History as a Michigan Centennial Farm. These farms have historical importance to the community, and should be recognized as part of an agricultural conservation program.~~
- ~~**Historically Significant:** Farm buildings and other structures of a historically significant nature should be recognized as part of an agricultural conservation program.~~

Note to MCJPC:

Every jurisdiction in the MCJPC will need to agree on the following, in order to qualify for funding from the state PDR program:

1. The areas intended for agricultural preservation are clearly depicted on the future land use map in the joint master plan as an overlay map.
2. A description of how and why the preservation area(s) were selected.

For the MCJPC consideration: Bridgewater Township's current master plan has language that meets the state PDR program standards.

c. Conservation Easements/Land Trusts

The MCJPC area has three land trusts with holdings via conservation easements, the Washtenaw Land Trust, Raisin Valley Land Trust, and the Nature Conservancy. Most of the acreage currently in conservation easements is for the preservation of open space. The MCJPC will encourage property owner to make use of conservation easements for the preservation of agricultural land whenever opportunities arise.

d. Transfer of Development Rights/Non-Contiguous PUDs

There is currently no state enabling legislation for a Transfer of Development Rights (TDR) program. However, the same outcome may be attainable through use of a "non-contiguous Planned Unit Development (PUD) strategy." In a non-contiguous PUD, the "sending" parcel would be in a different part of a given municipality

than the “receiving” parcel. The two parcels would not touch at any point or line. Density allowed in the sending parcel could then be used for development in the receiving parcel at a greater density in the receiving parcel than would be allowed in the underlying zoning. The development rights in the sending parcel are sold to the receiving parcel. The sending parcel is then protected from further development through a conservation easement.

e. Sliding scale zoning

The sliding agricultural zoning approach limits the number of lot splits allowed in agricultural areas for uses other than agriculture. The number of divisions or splits of land, allowed depends on the size of the original, parent parcel. The larger the parent parcel, the higher number of splits allowed, up to a cap of, for example, nine splits. Requirements are placed on new splits to prevent the creation of inefficient or undesirable parcels, which could include: division of land that is not well suited for agriculture or forestry; maximum lot sizes are usually one to two acres; lot width-to-depth ratios to prevent excessively long and narrow lots; and requirements that the lot have approved access to a public road. The sliding-scale zoning mechanism allows farmers to have some flexibility in the division and sale of some lots for development purposes, and it prevents large lot fragmentation in prime agricultural areas.

Soils classifications/Soil conservation

~~U.S. Department of Agriculture/Natural Resources Conservation Soil Survey data indicates that the southwest Washtenaw region has a significant amount of prime agricultural soils. Map __, “Prime Agricultural Land,” illustrates that all three Townships in the MCJPC area have prime soils. This is particularly the case with Freedom and Bridgewater Townships, which are. Manchester Township has prime agriculture land primarily in its southeast quarter.~~

f. Agricultural Preservation Overlay Area

~~TBD~~

~~Map __ : Agricultural Preservation Overlay Area depicts the areas designated within the MCJPC Communities for Agricultural Preservation. It serves as an Overlay map to Map __ : Future Land Use Map.~~

C. CRITERIA FOR FARM LAND PRESERVATION

~~The following characteristics should be considered for determining which areas should be preserved as Agriculture on the Land Use Plan. The Agricultural Preservation Overlay Area was chosen based on the existence of the following characteristics that are found throughout the area:~~

- ~~**Prime Farmland:** Prime farmland contains soils identified by the Soil Conservation Service (NRCS) as composed of the best combination of physical and chemical characteristics for producing food, forage, fiber, and oilseed crops. A large percentage of the Agricultural Preservation Overlay Area is classified at Prime Farmland according to the USDA-NRCS.~~

Formatted: Font: Bold

- **Contiguous Farmland:** In close proximity to other parcels of existing agricultural land that when viewed as a whole ~~will~~ provide significant acreage to maintain a viable agricultural base. ~~The Agricultural Preservation Overlay Area includes large areas of contiguous farmland~~
- **Major Farmsteads:** Existence of large contiguous properties, and historic large farmsteads ~~depicted should be preserved~~. Many major farmsteads exist in the Agricultural Preservation Overlay Area.
- **Public Act 116 Agreements:** Properties identified through state and local records as enrolled in the farmland and open space program. Identified farmers (or landowners) who have an interest in remaining in agricultural production or allowing their property to remain as open space. Many PA 116 agreements exist throughout the Agricultural Preservation Overlay Area.
- **Centennial Farm Registration:** Farms registered with the Michigan State Department of History as a Michigan Centennial Farm. These farms have historical importance to the community, and should be recognized as part of an agricultural conservation program. These farms are found throughout the Agricultural Preservation Overlay Area.
- **Historically Significant:** Farm buildings and other structures of a historically significant nature should be recognized as part of an agricultural conservation program. Several historic resources exist throughout the Agricultural Preservation Overlay Area.

Formatted: Font: Bold

C. GOALS, OBJECTIVES, POLICIES & IMPLEMENTATION STRATEGIES

GOAL 1: Preserve agriculture as a significant component of the local economy that leads directly to creating a rural sense of place and that helps define the Manchester Experience.

OBJECTIVES: Preserving Agricultural Land

- ~~1.~~ Identify prime agriculture lands that are suitable for designation for preservation through participation in the Washtenaw County Purchase of Development Rights (PDR) program or similar program. Identify these lands on the MCJPC Future Land Use map.
- ~~2.~~₁ Establish a region-wide Agricultural Preservation Overlay Area ~~where they do not currently exist as part of participating in the Washtenaw County PDR program and to meet the Policies and Procedures of the Michigan Agricultural Preservation Fund (State PDR Program)~~. Identify the Agricultural Preservation Overlay Area as an overlay to the MCJPC Future Land Use Map (see Map _____).
- ~~3.~~ Maintain Purchase of Development Rights Ordinances in every MCJPC Township, so that all farmland (meeting PDR criteria) in all MCJPC townships can be eligible for funding from the State of Michigan PDR program.
- ~~4.~~₂ Consider having all MCJPC jurisdictions join the County PDR program ~~by~~ (if no Township PDR Ordinance exists) or via an Urban Cooperation Agreement (required if a Township PDR Ordinance does exist).
- ~~5.~~₃ Develop a Non-Contiguous PUD program as a Transfer of Development Rights-like program as an additional strategy for preservation of agricultural land.
- ~~6.~~₄ Identify potential “sending” and “receiving” lands within each MCJPC township that would be suitable for a non-contiguous PUD approach for the preservation of agricultural land.
- ~~7.~~₅ Work with landowners and land trusts and similar organizations to establish conservation easements as a strategy to preserve agricultural land.

GOAL 2H: Support stable agricultural areas and operations

OBJECTIVES: Measures to Support Agricultural

1. Use Zoning Ordinance controls (e.g. sliding scale in Freedom Twp., cluster housing, etc.) to preserve existing agricultural activities, to minimize land consumption and to promote future agricultural uses.
2. Direct potential development away from areas designated as prime agriculture and to areas served by municipal sewer service, i.e. the Growth Transition Area Village Limit Line around the Village of Manchester and the Hamlet of Bridgewater.
3. Encourage tax assessment policies that tax agricultural land as agriculture, to help make agricultural operations less expensive and to reduce sprawl.
4. In areas where residential development is adjacent to agricultural lands, a buffer of land and landscaping on the non-agricultural land should be provided along the common boundary.

GOAL 3H: Support agri-business in the MCJPC area

OBJECTIVES: Supporting agri-business

1. Encourage local agriculture producers' and local officials' participation in the Food Systems Economic Partnership program (FSEP) led by MSU Extension to develop local and regional markets for agricultural products produced in the MCJPC area.
2. Develop model zoning ordinance language to allow limited agri-business activities (such as agricultural processing, hobby farms and u-pick business) in agricultural zoning districts to add value to the products generated in the MCJPC area.
3. Consider allowing roadside farm stands for the sale of agricultural products and crafts in areas where road conditions allow for safe roadside transactions.

INSIDE AGRICULTURAL RESERVATION OVERLAY AREA MAP 1243

Commercial

A. INTRODUCTION

Effective Siting/Locating of Commercial Development to Retain Rural Character History of Commercial Development

The Manchester Area’s principal commercial area is located in the center of Manchester Village, comprised largely of the Exchange Place Local Historic District [see map], and includes a variety of nineteenth and twentieth century commercial buildings straddling the River Raisin. During the nineteenth century, Exchange Place evolved from a small mill-town that served surrounding agricultural enterprises, into a larger, relatively prosperous village with a vibrant, commercial retail area. This center for trade and commerce began with the birth of the town in the late 1820's and early 1830's, when the first mill and store were established. It was not until after the fire of 1853 and the Civil War ended that the commercial area truly flourished ~~with the construction of commercial buildings.~~

The construction boom period from 1865 to 1895 that is reflected in the buildings on East Main paralleled a period of change in Manchester. After the Civil War, the market economy began to grow rapidly, and the town incorporated itself as the Village of Manchester in 1867. This growth was in part due to the improvement in agricultural processes available to those operating farms in the ~~area~~ surrounding region, resulting in greatly increased productivity and harvests. Exchange Place served as the trading and shopping center for the prosperous farmers who depended on merchants for supplies and farm equipment. Those same farmers used the railroads for freight and for both incoming and outgoing shipments of livestock and farm products. In the post-Civil War era, the railroad infrastructure was expanded, enabling the agricultural products to reach more distant markets. Finished goods could also be delivered to town for retail businesses. In Manchester, there were two such railroads: the Lakeshore & Michigan Southern Railroad and the Detroit, Hillsdale, & Indiana Railroad. The construction boom ended ~~withat~~ the end of the nineteenth century, followed by a period of decline in the early twentieth century, as the Michigan economy began to shift from an agrarian economy to a manufacturing economy. The area began to be revitalized in the 1960's and 1970's, and by the ~~turn-of~~ ~~the~~ twenty-first century, it ~~has~~ ~~beco~~me again a vibrant village center of commerce.

Other areas of commercial development occurred during the nineteenth and twentieth centuries, including a few businesses in Bridgewater Hamlet, Pleasant Lake, and small developments north and south of the Village along M-52. ~~These areas include: The Manchester Area’s rural character remains relatively undisturbed by commercial use outside of the Village’s traditional downtown core. Main Street/Exchange Place and West Main Street in the Village Located in Manchester Village’s traditional downtown, this district is intersected by M-52 and Main Street.~~

1. West Main Street in the Village

This area includes general retail sales and service establishments such as a grocery store and car wash, and feed store - free standing businesses more typical of strip development centers. There are a few vacant commercial buildings in the area as well.

2. Austin Road and M-52

Located in Manchester Township, immediately south of Manchester Village, this district serves as a gateway to the Village from the east and south, and borders on the region’s largest industrial area.

Formatted: List Paragraph, Add space between paragraphs of the same style, No bullets or numbering

Formatted: List Paragraph, Indent: Left: 0", Add space between paragraphs of the same style

Formatted: List Paragraph, Add space between paragraphs of the same style, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0.25", Add space between paragraphs of the same style

Formatted: List Paragraph, Add space between paragraphs of the same style, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0.25", Space After: 0 pt, Add space between paragraphs of the same style

Presently there are just a few service businesses unrelated to one another physically or functionally. There is potential for further development to support the employment center across M52 without diluting the Village core market or harming the appearance of this important gateway entrance.

Formatted: Indent: Left: 0.25", Add space between paragraphs of the same style

Formatted: Indent: Left: 0.56"

ii-3. Pleasant Lake Road and Lima Center Road

Clustered on the north shore of Pleasant Lake, this Freedom Township commercial district serves the immediate needs of the Pleasant Lake community. There are just a few widely spaced service businesses including a small grocery, an inn, an office and the township hall. If may be difficult to achieve a pedestrian friendly cluster of commercial uses along this busy corridor without creative land use controls and other incentives.

Formatted: Indent: Left: 0.63"

Formatted

Formatted: Indent: Left: 0.56"

iii-4. Bridgewater Hamlet

This tiny commercial district is located in Bridgewater Township, at the intersection of Austin Road and Boettner Road. Businesses include a blacksmith, lumber company, convenience grocery, book store, restaurant and auto repair yard. This is surrounded by a small cluster of residential properties which has a rural village ambience.

Formatted: Indent: Left: 0.25", First line: 0"

Formatted: Indent: Left: 0.56"

5. M52 and Pleasant Lake Road

At this significant intersection is a service station and store along with a storage area for trucks and recycling containers. Further south on the west side of M52 are a few industrial type businesses. Careful attention should be given to how this cluster continues to develop.

Formatted: List Paragraph, Add space between paragraphs of the same style, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: List Paragraph, Indent: Left: 0.63", Add space between paragraphs of the same style

Formatted: List Paragraph, Indent: Left: 0", Add space between paragraphs of the same style

Formatted: Indent: Left: 0.56"

iv. Other Areas Districts

A moderate amount of development is also in existence on the M-52 corridor on the southern edge at Austin Road. Development here has not been guided by design standards, and does not present a cohesive first impression to travelers approaching the Village from the south. The potential for future development at this location will continue to shape the image projected of the Village along the M-52 corridor.

Formatted: List Paragraph, Indent: Left: 1.06", Add space between paragraphs of the same style

Formatted: Indent: Left: 0.56"

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.56"

Formatted: Indent: Left: 0"

Future Commercial Districts

v-6. Michigan Avenue/US-12 near Clinton

The possibility of future commercial growth and expansion in the Michigan Avenue/US-12 Corridor near the Village of Clinton, in Lenawee County, has been considered by Bridgewater Township

Formatted

Formatted: Indent: Left: 0.56"

Principal Strengths

1. Pedestrian-friendly Commercial Districts

Traditional downtowns feature excellent pedestrian-friendly qualities, developed over time more out of necessity than design. Manchester’s commercial core is no exception. Closely spaced and conveniently served by sidewalks, curb cuts, and nearby parking, the Village’s is-cohesive two to three block district unit reflects the flavor of the Village’s traditional town market economy.

Investment in maintaining and expanding pedestrian connections increases a community’s economic viability. Improved accessibility for those who are unable or choose not to drive, as well as the parking spaces freed by non-drivers increases opportunity for local businesses and employment. Businesses within walkable communities experience enhanced economic competitiveness, and often have higher, more stable property values. The value of the surrounding community benefits as well through the increased housing values realized. In 1999, the Urban Land Institute found that homebuyers were willing to pay a \$20,000 premium for homes in walk-able communities.

2. Complementary Residential/Commercial Uses

The Village’s commercial center is surrounded by residential land use. The slightly off-center commercial core is intersected by the north-south M-52 corridor and east-west Main Street. Well-established neighborhoods are located along both main arteries, and are easy walking, biking, or driving distance to downtown. Maintaining vibrant mixed residential neighborhoods conveniently located to the commercial core supports the local market and provides an attractive, active environment for businesses.

In addition to adjacent residential land use, numerous commercial buildings feature a residential component. The existence of an apartment or several dwelling units above or behind a commercial unit is common in traditional downtowns, and promotes density in the Village center. While in years past this mixed-use arrangement was more frequently used for on-site shopkeeper residences, today these units are more commonly pressed into service as income-producing dwellings. Regardless of owner-occupied or rental status, this pragmatic approach to additional space above or behind a retail unit adds another dimension to the traditional downtown. It acts as an antidote to the phenomenon of seeing sidewalks roll up at the end of a business day, promotes patronage at local restaurants and nightspots, and increases the level of street safety by the round-the-clock presence of residents as a complement to commercial interests.

Employment

Providing an adequate employment base is a critical component to a vibrant community. Particularly, providing the opportunity for enterprise within the community provides an important quality of life opportunity for area residents, when considered in the context of long employment commutes outside the Manchester Area.

3. Coordination With Economic Development Organizations

It is important to recognize the important role private and quasi-public nonprofits will play in furthering the objectives for business growth in the region. Their shared vision and history of innovative and effective programs will be of great benefit to the policy makers who will take this plan forward. A few of Two of the organizations that are working toward a viable Manchester economy include:

- i. Manchester Downtown Development Authority (DDA)

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0.5"

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Font: 12 pt, Bold

Formatted: Space Before: 12 pt

According to a recent report published by the Manchester DDA, the Downtown District encompasses approximately 59.46 acres within the central portions of the Village and contains a mix of commercial and residential properties. The downtown and the commercial hub at the west end of the district have historically served as the focal point of the community, and the DDA seeks to advocate and promote its continued success amid increased competition from outside retailers and commercial interests. [\[add map\]](#). Principle goals identified by the DDA for maintaining a vibrant commercial center include ~~...~~ [\[check the DDA development plan and highlight some of the recommendations\]](#) [streetscape amenities, land transfers, zoning changes, infrastructure improvements, financing tools and marketing programs.](#)

ii. Ann Arbor SPARK

This organization is a public/private partnership that seeks to advance the economic development of innovation-based businesses in the Ann Arbor region. Ann Arbor SPARK [can](#) provides a variety of services [to the Manchester Community Joint Planning Area](#), including:

- Business Accelerator (designed to shorten the time required for start-ups to attract capital, customers, or other resources)
- Entrepreneur Boot Camp
- Space/Expansion & Equipment
- Business Growth & Expansion
- Tax-Exempt Industrial Revenue Bonds
- Talent Development
- Educational Forums
- Incentives
- Export Assistance
- Financing
- University Connections

B. INVENTORY/CURRENT CONDITIONS

Existing Commercial Districts

~~[For each of these districts, add general language of character of development, type of uses, and particular issues/challenges for the district, maybe photographs of each district]~~

~~vi-i. **Main Street/Exchange Place and West Main Street in the Village**~~

~~Located in Manchester Village's traditional downtown, this district is intersected by M-52 and Main Street.~~

~~vii-ii. **Austin Road and M-52**~~

~~Located in Manchester Township, immediately south of Manchester Village, this district serves as a gateway to the Village for those approaching from the east and south and borders on the region's largest industrial area.~~

~~viii-iii. **Pleasant Lake Road and Lima Center Road**~~

~~Clustered on the north shore of Pleasant Lake, this Freedom Township commercial district serves the immediate needs of the Pleasant Lake community.~~

~~ix-iv. Bridgewater Hamlet~~

~~This tiny commercial district is located in Bridgewater Township, at the intersection of Austin Road and Boettner Road.~~

~~x-v. Other Areas Districts~~

~~A moderate amount of development is also in existence on the M-52 corridor on the southern edge at Austin Road. Development here has not been guided by design standards, and does not present a cohesive first impression to travelers approaching the Village from the south. The potential for future development at this location will continue to shape the image projected of the Village along the M-52 corridor.~~

~~**Future Commercial Districts**~~

~~xi-vi. Michigan Avenue/US 12 near Clinton~~

~~The possibility of future commercial growth and expansion in the Michigan Avenue/US 12 Corridor near the Village of Clinton, in Lenawee County, has been considered by Bridgewater Township.~~

C. GOALS, OBJECTIVES, AND POLICIES& IMPLEMENTATION STRATEGIES

DEFINITIONS:

~~General Commercial areas are to provide suitable locations for general retail and service establishments. Uses typically found in such areas include larger supermarkets, department stores, appliance and furniture stores, and specialty shops. Development in these areas should be consistent with the MCJPC area's rural character and should complement the area's existing commercial centers~~

~~Local Commercial areas are to provide adequate services for rural residents in the MCJPC region and for the convenience of persons residing in the Village of Manchester, Bridgewater Hamlet, and the Pleasant Lake/Fredonia area by providing office, limited retail and business service uses that serve adjacent and surrounding neighborhoods. The Local Commercial designation accommodates commercial uses that support agriculture and rural character.~~

Goal 1: Provide ~~adequate~~adequate and appropriate areas for General and Local Commercial services for the population of the region

Objective 1: Discourage Regional Scale Commercial development in region.

- 1. ~~Manchester Area residents are adequately served by regional scale commercial development in nearby City of Ann Arbor and surrounding communities.~~
- 2. ~~Large scale big box stores shall be discouraged because of there are sufficient such uses in the City of Chelsea and the City of Ann Arbor and its nearby townships with significant large scale commercial establishments that adequately serve Manchester area residents.~~
- 3. ~~The rural character of the MCJPC area is not suitable for regional commercial development.~~

Formatted: No bullets or numbering, Tab stops: Not at 1.75"

Objective 2: ~~Provide for sufficient commercially zoned areas in appropriate locations to address the local retail market. To distinguish, by location and type, the various commercial uses in specific zoning districts where supported by existing or projected Manchester area population.~~

- 1. ~~Commercial development should not be encouraged in the Village at the expense of the Central Business District. The community's retail and service needs can best be served through the coordinated growth and development of commercial corridors, the CBD, and other identified commercial nodes.~~
- 2. ~~The future allocation of commercial land in the MCJPC area should be based on the shopping needs of the Manchester area.~~
- 3. ~~Commercial land in Manchester Village and the Manchester area townships must be allocated efficiently to uses that fulfill the essential needs of residents.~~
- 4. ~~Village and Township officials should work with developers to recruit retail establishments for which residents have expressed a need.~~
- 5. ~~Development of land for commercial uses for which the demand has already been met should be discouraged.~~

Formatted: No bullets or numbering

Formatted: No bullets or numbering

Objective 3: Base land use regulations on reasonable expectations of the local market demand. as determined by periodic analyses.

~~Commercial land in Manchester Village and the Manchester area townships must be allocated efficiently to uses that fulfill the essential needs of residents. Village and Township officials should work with developers to recruit retail establishments for which residents have expressed a need. Development of land for commercial uses for which the demand has already been met should be discouraged.~~

Objective 4: Encourage/Recruit commercial development that provides the opportunity for local employment.

Formatted: Underline

Formatted: Indent: Left: 0.63"

Goal 2: Maintain Manchester Village as the central place for commerce for the Southwest Washtenaw region; ~~Limit the amount of general commercial development outside the Village Limit Line.~~

Objective 1: Limit the amount of Ggeneral Ccommercial development that is permitted outside the Village Growth Transition Areas.

Formatted: Indent: Left: 0.5"

Objective 2: ~~Strictly limit the location of Target~~ general commercial uses to major thoroughfares

and utility serviced areas to protect the health, safety and welfare of businesses and their patrons.

- 1. General Commercial areas should be located within the Central Business District (CBD), along M-52, centralized locations along the western edge of Main Street in the Village, the hamlet of Bridgewater and the Pleasant Lake/Fredonia area that will serve expected needs in the years ahead.
- 2. Commercial Development is preferred in areas having public water and sewer.
- 3-1. Commercial land uses within Freedom, Bridgewater, and Manchester Townships primarily consist of local commercial uses and shall be established to serve the needs of Township residents and to be integrated with surrounding land uses.

Goal 3: Develop and maintain commercial areas that integrate safely and conveniently with the transportation network.

Objective 1: Create pedestrian-friendly commercial development in the downtown Village commercial district and other Township commercial clusters; promote non-motorized connections to all commercial development within the Village Limit Line

- 1. [insert text]

Objective 2: Provide mechanisms for traffic management in commercial areas that will balance accessibility, safety, and impact on adjacent thoroughfares.

Objective 3: Allow for adequate facilities which accommodate mass transit systems.

Goal 4: Develop and maintain commercial areas that integrate aesthetically and functionally into the surrounding land use networks.

Objective 1: Prevent strip development by creating planned, compact commercial centers that fit in with the character of existing development

- 1.

- 2. Consider developing an overlay zoning district to achieve unified development within the Bridgewater Hamlet area.

- 3-1. Commercial land uses shall be organized into compact centers that complement the scale and character of existing development or that promote the desired character for areas where new development is planned, rather than strip development along the entire length of the corridor.

Formatted: Indent: Left: 0.5", No bullets or numbering, Tab stops: Not at 1.75"

Formatted: Indent: Left: 0.5", First line: 0"

Formatted ... [1]

~~4. — Develop zoning ordinance standards and design guidelines that limit suburban-style strip development and that promote a system of centralized and defined general and local commercial centers.~~

Formatted: Indent: Left: 1", No bullets or numbering, Tab stops: Not at 1.75"

~~5.2. Promote design guidelines consistent with historic architecture where it exists.~~

~~6.3. Consider the use of form-based or form-emphasized zoning to achieve exterior building compatibility, with emphasis on the Village DDA and Exchange Place Historic District, as well as Bridgewater Hamlet and the Pleasant Lake/Fredonia commercial areas.~~

~~7. — Continue use of the Exchange Place Design Guidelines to ensure appropriate development and redevelopment within the Historic District.~~

Objective 2: ~~To provide for~~Mandate compatible land use relationships between commercial and other land uses.

~~1. Where the placement of commercial uses next to residential areas must occur, sufficient buffering shall be provided to the maximum extent possible.~~

Formatted: Indent: Left: 0.5", No bullets or numbering, Tab stops: Not at 1.75"

~~2. — Commercial land uses are intended to reflect the character of and are integrated with adjoining residential areas.~~

~~3. — Proper screening regulations of commercial uses from other uses should be incorporated into Zoning Ordinances.~~

~~4. — Require non-intrusive lighting from commercial sites to prevent the reflection and glare of light in a manner which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses. This provision is not intended to apply to public street lighting.~~

~~5. — Consider creation of a "Dark Sky Ordinance" to protect the rural character of the area's night sky by minimizing light pollution from commercial establishments.~~

~~6. — Piecemeal or scattered development shall be avoided and uncoordinated commercial strip development shall be prohibited.~~

Objective 3: Develop standards to promote mixed-use development where appropriate to create coordinated, unique development opportunities.

~~1.~~

Formatted: Indent: Left: 0.63", No bullets or numbering

Implementation Strategies — Incorporate Above as Appropriate

~~i. — Minimum Lot Size~~

~~[insert text]~~

~~ii. — Combined Drives and Shared Parking~~

~~[insert text]~~

iii. ~~Buffering, Landscape Requirements and Sensitivity to Natural Features~~

~~Site development for commercial operations should take place with measures to prevent harsh breaks between industrial use sites and adjacent uses. Industrial or related use sites should not detract from the visual character and rural atmosphere of the surrounding area.~~

[insert text]

iv. ~~Context Sensitive Commercial Infill~~

~~The Exchange Place Local Historic District is served by a detailed set of Design Guidelines, focused on the retention and protection of the commercial core’s historic feeling and character. For every proposed change within a district, such as an alteration, addition, or removal, a review process is initiated by the local historic district commission. The intent of the design review process is to ensure that these proposed changes will not adversely affect or destroy the historic character or architectural integrity of any historic resources within a district, and that all changes are consistent with the spirit and purpose of the historic district ordinance.~~

~~Detailed discussion regarding the appropriateness of context sensitive commercial infill is contained within the Exchange Place design guidelines. Infill buildings must be compatible with the existing character of the commercial area, yet not convey a false representation of history. In many cases, contemporary design generated from such understanding can enrich the architectural continuity of the traditional downtown. Clear expression of the era of infill construction can be reached, while still respecting the existing form, rhythm, and function of buildings within the commercial district.~~

v. ~~Mixed Use~~

~~Mixed Use zoning is defined as a combination of compatible office, high technology research, light industrial, and/or commercial support service uses. The development of mixed use employment centers may be permitted within commercial or industrial areas planned to function as cohesive units under Community Manufacturing or Planned Unit Development zoning. Such uses shall not create hazards for the joint planning region’s environment or adverse impacts on existing or proposed residential or agricultural uses.~~

vi. ~~Redevelopment and Adaptive Reuse~~

[insert text]

vii. ~~Special Uses~~

It is the Policy of the Manchester Community Joint Planning Commission that:

1. Large-scale big box stores shall be discouraged because of there are sufficient outlets in the City of Chelsea and the City of Ann Arbor and its nearby townships that adequately serve Manchester area residents, and the rural character of the MCJPC area is not suitable for regional

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

commercial development because of the impact of traffic, solid waste, lights, impervious surfaces, appearance and market impact.

2. Commercial development should not be encouraged in the Village at the expense of the Central Business District
3. The community's retail and service needs will best be served by coordinated development of the commercial corridors, the CBD and other identified commercial nodes
4. The future allocation of commercial land will be based on shopping needs of community residents and visitors, and not for uses for which the demand has already been met.
5. Providing assistance to commercial enterprises locating in the community will recognize the quality of life opportunity for employment for area residents
6. General Commercial uses are best located within existing commercial clusters and areas served by public water and sewer.
7. The provision of strategically located parking, plentiful walkways, signage, pleasant landscaping, coordinated architectural features and other amenities will be encouraged in designated commercial areas.
8. Commercial development will incorporate traffic management designs on major thoroughfares.
9. Commercial development will be organized into compact centers complimentary of existing development through the use of design standards and land use regulations
10. Commercial development will not adversely impact nearby residential land uses because of traffic, intrusive lighting, lack of screening or buffering, and incompatible architecture ,

Formatted: Not Expanded by / Condensed by

Formatted: Indent: Left: 0.25"

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|-------------------------|--------|-----------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|-------------------------|--------|-----------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt

| | | |
|--------------------------------|---------------|------------------------------|
| Page 130: [1] Formatted | bettsd | 12/5/2008 11:28:00 AM |
|--------------------------------|---------------|------------------------------|

Expanded by 0.05 pt